



RECORD OF DETERMINATION

Administrative Review Team

Thursday, February 16, 2017

The Administrative Review Team made the following determination at this meeting:

2. **BSD HR 17-009ARB-MPR** **170 S. Riverview Street**
Minor Project Review
- Proposal: A deck addition and modification to the front porch on an existing residence on a 0.66-acre parcel on the east side of S. Riverview Street, approximately 400 feet south of the intersection with Pinney Hill Lane.
- Request: Review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.
- Applicant: Heidi Bolyard, Simplified Architecture
- Planning Contacts: Cameron Roberts, Planning Assistant; (614) 410-4663, croberts@dublin.oh.us and Jennifer M. Rauch, AICP, Planning Manager; (614) 410-4690, jrauch@dublin.oh.us

REQUEST: Recommendation of approval to the Architectural Review Board of this request for a Minor Project Review with the following condition:

- 1) Pending case approval, the applicant provides further details regarding the proposed design, material, and color of proposed flower boxes for the left and right front windows.

Determination: The Minor Project Review was forwarded to the Architectural Review Board with a recommendation of approval.

STAFF CERTIFICATION

Vince Papsidero, FAICP
Planning Director

**2. BSD HR
17-009ARB-MPR**

**170 S. Riverview Street
Minor Project Review**

Cameron Roberts said this is a request for a deck addition and modification to the front porch on an existing residence on a 0.66-acre parcel on the east side of S. Riverview Street, approximately 400 feet south of the intersection with Pinney Hill Lane. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Mr. Roberts reported the ART had previously reviewed the proposal and the applicant revised the proposal based on the comments. He said a fourth column was added to the front porch and the previously proposed shutters were removed. He stated that window boxes were added under the front windows, but no details were provided and staff proposed a condition of approval to address this concern. He said the other change from the previous review includes a door replacement along the rear elevation. Mr. Roberts stated the rear door is mahogany wood grain painted a brilliant white color.

ART was supportive of the proposed modifications.

Mr. Roberts said a recommendation of approval to the Architectural Review Board is recommended with the following condition:

- 1) Pending case approval, the applicant provides further details regarding the proposed design, material, and color of proposed flower boxes for the left and right front windows.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He confirmed the ART's recommendation of approval to the Architectural Review Board for a Minor Project Review for the meeting on February 22nd.

ADJOURNMENT

Vince Papsidero asked if there were any additional administrative issues or other items for discussion. [There were none.] He adjourned the meeting at 2:50 pm.

Ms. Burchett presented the site plan, which is short parking by three spaces.

Mr. Stanford noted the transformers and AC units need to be fully screened.

Mr. Tyler cautioned the applicants to consider the location of dryer vents as they should be located out back. He said if that is not achieved, it will require a Waiver.

Mr. Albanese said there are just two residential units so he asked if it is possible to hide the vents amongst the stone. Mr. Tyler encouraged the applicant to take the dryer vents to the rear. Mr. Meleca indicated they are not sure yet about the interior layout.

Mr. Tyler said stacks need to be on the rear also. He added range hoods will require venting and it would be easier to deal with that now rather than later.

Mr. Meleca inquired about door hardware. Mr. Tyler said those elements could be dealt with later in the process.

Mr. Albanese requested conditional approval to happen today. Ms. Burchett explained the process and how the proposal could not be recommended for determination today. She suggested the applicant meet with staff on Monday so the ART would be better equipped to make a solid recommendation of approval to the Architectural Review Board.

Mr. Meleca said if there was foundation planting on the rear it could not stretch 42 inches.

Mr. Stanford inquired about the parking lot islands. Ms. Rauch indicated the landscape could be waived but to not eliminate curbs or cars could drive over the open spaces. Mr. Tyler suggested if the applicant moves the landscaping from one location to another and softens the wall, they may have a better chance of requesting a Waiver for something else.

Ms. Pheffenberger inquired about the parking lot issues. Ms. Burchett explained an island needs to be a minimum of 10 feet. Ms. Pheffenberger asked if planting around the garages counts toward the 5% requirement. Ms. Husak said having additional landscaping speaks to their favor but it would not count.

Mr. Meleca asked if the patio terraces were acceptable because they are stacked. He explained that is due to the office location on the left and the two residences stacked on top of each other to the right.

Mr. Tyler asked if the entrance on the yellow section of the building could be removed as it appears to stick out. Mr. Meleca answered he thought he could work that out.

Ms. Rauch restated the applicant should meet internally with staff to cover possible ideas.

Vince Papsidero asked if there were any further questions or concerns regarding this application. [There were none.] He stated the recommendation for approval is scheduled for February 16, 2017.

**4. BSD HR
17-009ARB-MPR**

**170 S. Riverview Street
Minor Project Review**

Cameron Roberts said this is a request for a deck addition and modification to a front porch on an existing residence on a 0.66-acre parcel on the east side of S. Riverview Street, approximately 400 feet south of the intersection with Pinney Hill Lane. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Code §153.066 and the *Historic Dublin Design Guidelines*.

Mr. Roberts presented the aerial view of the site in historic Dublin, which contains a residential structure.

He noted the proposal summary as follows:

- Deck and stair addition to the existing rear patio
- Walkway from rear deck addition to existing stone stairs
- Three column additions to the existing front porch
- Replacement of an existing door at the front of the building with a window
- Addition of shutters/wood panel to three of the front windows

Mr. Roberts presented a site plan comparing the existing site and the proposed modifications. He presented the proposed rear deck addition as well as the existing rear elevation. He presented the plans for the rear deck addition to be constructed of 1-inch-square edge boards in a pebble grey color; new railing at 38 inches tall, which meets building code and will have charcoal black Azek posts with tempered glass sections between the posts with the top and bottom rails of Azek material in charcoal black. He explained part of the railing from the original rear patio will also be reused. He said the stairway will have pressure treated stringers with Azek treads and the railing will also be an Azek material. Lastly, he noted the new pathway will be made out of a natural stone material that matches the existing stone stairway on the property.

Mr. Roberts presented the proposed front modifications compared to the existing elevation and pointed out the locations for new columns, window replacement, and window shutters. He explained the three column additions will be 7 inches by 7 inches with an Azek trim; the shutters will be an Azek wood panel; and the new window will be a white, Jeld-Wen Premium Vinyl Casement window with Azek trim and an Azek panel below. He presented graphics of the proposed material samples.

Mr. Roberts reported staff suggested the following modifications to the proposal per their internal review:

- Adding a fourth column to make the columns appear more proportional to the front of the building;
- Proposed shutter width be increased to fit the actual size of the existing windows since there is some concern that they are currently too small;
- Material of the window be changed to something such as aluminum clad wood windows, at a minimum because the *Historic Dublin Design Guidelines* recommend that window replacements be made of a wood material or at least incorporate a wood component; and
- That the applicant provides the proposed colors for these modifications.

Heidi Bolyard, Simplified Architecture, said that shutter width would not fit. Claudia Husak suggested staff modify the condition approval to "remove the shutters or make them fit".

Ms. Bolyard said the columns have been updated already. She explained the applicant does not want to repaint so new products will match the existing color of off-white. She also noted the windows and doors illustrated on the rear elevation were drawn incorrectly and has since fixed the image.

Vince Papsidero asked if there were any questions or concerns regarding this application. [There were none.] He stated the recommendation for approval was scheduled for February 16, 2017.

**5. BSD-HC-IMS-Sign
17-010ARB-MPR**

**82 S. High Street
Minor Project Review**

~~JM Rayburn said this is a request for the installation of a new sign for an existing tenant space on the east side of S. High Street, approximately 80 feet south of the intersection with Eberly Hill Lane. He said this is a request for a review and recommendation of approval to the Architectural Review Board for a Minor Project Review under the provisions of Zoning Codes §153.066(G) and §153.170 and the *Historic Dublin Design Guidelines*.~~



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Creating a Legacy

ARCHITECTURAL REVIEW BOARD

BOARD ORDER

AUGUST 27, 2008

The Architectural Review Board took the following action at this meeting:

**1. Exterior Modifications
08-055ARB**

**170 S. Riverview Street
Architectural Review Board**

Proposal: Minor building modifications for the replacement of windows for a single-family residence located on the east side of South Riverview Street, approximately 330 feet south of Pinney Hill Lane.

Request: Review and approval of the proposal under the provisions of the *Historic Dublin Design Guidelines*.

Applicant: Justin Hegenderfer, Ken Adams and Rose Downing

Planning Contact: Rachel E. Swisher, Planner.

Contact Information: (614) 410-4656, rswisher@dublin.oh.us

MOTION: Tom Holton made a motion, seconded by William Souders, to approve this application.

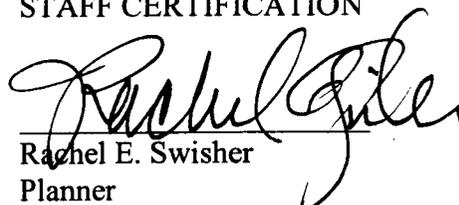
VOTE: 4 - 0.

RESULT: This application was approved.

RECORDED VOTES:

Thomas Holton	Yes
Clayton Bryan	Absent
William Souders	Yes
Linda Kick	Yes
Tom Currie	Yes

STAFF CERTIFICATION


 Rachel E. Swisher
 Planner

1. **Exterior Modifications**
08-055ARB

170 S. Riverview Street
Architectural Review Board

Rachel Swisher presented this request for review and approval of exterior modifications to a home located on the east side of South Riverview Street which contains a variety of existing windows ranging from four-over-fours, eight-over-eights, sliding windows, casement windows, and sash windows.

Ms. Swisher explained that the applicant is proposing to modify the northernmost existing picture window on the front (west) elevation so that it will match the other windows on the same side of the residence. She said that the proposed window will have two casement windows on each end that will open and a picture window in the center that will not open. She said that the applicant is proposing a grille composed of wood muntins to create a full divided light appearance and that the window will have an aluminum-clad Fibrex[®] frame. Ms. Swisher said that on the south elevation, the applicant is proposing to replace an existing sliding window with a 24-inch by 36-inch awning window with an aluminum-clad Fibrex[®] frame that will hinge at the top of the window. She explained that the applicant is proposing to replace an existing casement window with another casement window and also to replace a picture window with another picture window on the rear (eastern) elevation.

Ms. Swisher stated that Planning has reviewed this application based on the *Historic Dublin Design Guidelines*, and that the City's Historic Preservation Consultant, Jeff Darbee, has recommended approval of this application. She concluded that it is Planning's opinion that this application meets the intent of the *Guidelines*, and approval of this request is recommended.

Tom Holton referred to *Guideline 2: Avoid vinyl or aluminum-clad wood replacement windows. New windows should simulate the operating characteristics of the originals.* He noted that the proposed awning window was replacing a sliding window.

Justin Hegenderfer, sales representative for the Renewal by Andersen window manufacturer, explained that Fibrex[®] windows are a composite of 40 percent reclaimed wood and 60 percent thermoplastic polymers, which is combined to create a material that looks like wood, but is lower maintenance. He clarified that the cladding will have a dull white finish, similar to a semi-gloss on a painted window. Mr. Hegenderfer explained that because the existing sliding window was not historic in appearance, they had determined that the only replacement option would be an awning window.

Mr. Holton asked if the window frame would be aluminum. Mr. Hegenderfer said there was no aluminum within the frame itself. He explained that the Fibrex[®] framing would have a wood-like finish, and that the aluminum component would be installed at the edges of the window where the window meets the exterior wall of the home. He added that the Fibrex[®] framing can be painted, but it does not need to be since the color is integrated into the framing material itself.

Mr. Holton suggested that Planning obtain a sample of the Fibrex[®] framing material to use for consideration of future applications.

Mr. Souders confirmed that the muntins on the front elevation were also composed of Fibrex[®]. Mr. Hegenderfer said that the window on the front elevation would have FDL (Full Divided Light) grilles, which includes separate grilles on the exterior and the interior of the window. He

clarified that the exterior grille would be composed of Fibrex[®], and the interior grille would be composed of wood. He explained that the grille on the exterior is incorporated into the window, and only the interior wood grille can be removed for cleaning.

Mr. Souders inquired whether the fixed portion of the proposed window on the front elevation would actually have two separate picture windows with a center mullion, in addition to the two casement windows on the ends, to give the appearance of four separate windows like the other window on the front elevation. Mr. Hegenderfer confirmed that was the intended appearance.

Motion and Vote

Mr. Holton made the motion, seconded by Mr. Souders, to approve this application. The vote was as follows: Mr. Holton, yes; Mr. Souders, yes; Ms. Kick, yes; and Mr. Currie, yes. (Approved 4 – 0.)

**2. 54 S. High Street
08-018ARB**

**54 S. High Street
Architectural Review Board**

Dan Phillabaum presented this request for review and approval of a 4,492-square-foot addition to an existing 1,400-square-foot historic structure with additional site modifications. He said the applicant was utilizing a portion of the adjacent property to the south, 58 South High Street, for some of the vehicular and pedestrian circulation and that the owner, Mr. Paglioni, is therefore a co-applicant for this application. Mr. Phillabaum explained that the 0.18-acre adjacent site possesses about 20 feet of topographical change from west to east, and is currently developed for commercial use with a gravel parking area located to the rear of the historic structure. He noted that adjacent to the gravel parking area is an existing garage that would be demolished with this proposal. Mr. Phillabaum said the site is zoned, CC, Central Business District, and would be required to rezoned to HB, Historic Business District in order to develop with the combination and arrangement of proposed uses.

Mr. Phillabaum said this case was tabled in June by the ARB after a course of several meetings where Planning consistently recommended disapproval on the bases that the mass and scale of the proposed addition are inconsistent with the rest of the District and that they overpower the historic structure, and Planning had additional concerns related to the site design and vehicular circulation. He said that the general consensus of the ARB at previous meetings was that the mass and scale of the proposed addition were acceptable, however concerns were raised at both the May and June meetings with respect to the vehicular circulation and the lack of a refuse location. He reported that the applicant has revised portions of the application; however the same issues of mass, scale, and the non-functional vehicular circulation system remain, and therefore Planning again recommends disapproval.

Mr. Phillabaum presented a slide showing the June proposal and the current proposal. He pointed out that on the new proposal, the roof design had changed, the four required parking spaces are now in a row along the northern property line, the retaining wall has been modified to wrap around all four parking spaces, and approximately three feet of vehicular circulation and the pedestrian walkway extend over the shared property line. Mr. Phillabaum said the garage has been pushed west by approximately one-foot and the commercial parking spaces are now directly off of the right-of-way, thereby increasing the area between the driveway and the retaining wall to 24 feet 9 inches.